

## **SCITUATE PLANNING BOARD    MINUTES    August 25, 2016**

Members Present: Stephen Pritchard, Chairman; William Limbacher, Vice Chairman; Ann Burbine, Clerk, Robert Vogel, Richard Taylor and Alternate member Gerard Wynne.

Members Absent: None.

Others Present: Ms. Laura Harbottle, Town Planner.

See Sign-in List for names of others present at this meeting.

Location of meeting: Selectmen's Hearing Room, Town Hall, 600 C J Cushing Highway, Scituate.

Chairman Pritchard called the meeting to order at 7:30 P.M. The meeting was being recorded for airing on local cable television. Chairman Pritchard indicated that tonight would be Mr. Vogel's last night as he is resigning. Mr. Vogel was thanked for his commitment and service. Attorney Mike Hayes also thanked Mr. Vogel for his service and his gentleman attitude.

### **Documents**

- 8/25/16 Planning Board Agenda

ACCEPTANCE OF AGENDA: Ms. Harbottle said she would like to add a brief review of the architectural façade consultant for 50 Country Way. Mr. Limbacher moved to accept the modified agenda. Mr. Taylor seconded the motion and the vote was unanimous in favor.

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### **Form A – 182 First Parish Road**

#### **Assessor's Map/Block/Lot 44-1-21**

#### **Applicant/Owner: Peter Zaccardi, Trustee, Gilson Realty Trust**

### **Documents**

- Application and Plan of Land in Scituate, MA showing a revision of Lots 3 & 4 Parcel 44-1-21 located at 182 First Parish Road prepared by Morse Engineering Co., Inc. dated 8/18/16

Jeffrey Hassett, PE from Morse Engineering, Attorney Mike Hayes and Peter and Maryann Zaccardi were present for the applicant. Mr. Hassett indicated that in October 2014 the property was divided into four lots with lots 2-4 being new lots. He said lots 3 and 4 will share a common driveway. Mr. Hassett said that there is an internal lot line change to lots 3 and 4 to accommodate a garage on lot 3. He indicated there are no changes to the lot area, frontage or lot width and the lot width for lots 3 and 4 will be measured parallel to the common drive. Ms. Harbottle concurred that the changes were very minor, but a rattail was included now. She indicated the plan can be endorsed.

Ms. Burbine opined she does not like rattails. Mr. Vogel asked if there were any restrictions due to the intermittent stream. Mr. Hassett said they are not working in the 50 foot wetland buffer. Chairman Pritchard said that most of the rattail seems to be in the 50 foot buffer so nothing can happen there. The Board was not overjoyed with the rattail, but zoning does not prevent it.

Ms. Burbine moved to endorse as Approval Not Required a Plan of Land in Scituate, Massachusetts Showing a Revision of Lots 3 & 4 Parcel 44-1-21 Located at 182 First Parish Rd. by Morse Engineering Co., Inc., William J. McGovern, Surveyor dated August 18, 2-16, as it changes interior

lot lines while no changes are made to the frontage of previously approved lots, which have access and the frontage required by the Zoning Bylaw on First Parish Rd., a public way. Motion was seconded by Mr. Limbacher. Motion was unanimously approved.

**Continued Public Hearing- Stormwater Permit – 182 – 186 First Parish Road**

**Continued Public Meeting – Site Plan Administrative Review – 182 – 186 First Parish Road  
Assessor's Map/Block/Lot 44-1-20 & 21**

**Applicant: Peter Zaccardi**

**Owner: Tar Pouch Realty Trust/ John and Irena Roman**

**Documents**

- Common Driveway Plan Lots 3 & 4 First Parish Road prepared by Morse Engineering Co., Inc. for applicant Peter Zaccardi and owner Tar Pouch Realty Trust revised dated 8/19/16 and 8/25/16.
- Stormwater Management Plan Lots 2, 3 & 4 First Parish Road in Scituate by Morse Engineering Co., Inc. dated 6/13/16 with revisions through 8/25/16.

Chairman Pritchard opened the discussion of the continued public hearing and meeting for stormwater and the common driveway. Mr. Hassett said the common driveway is for Lots 3 and 4 and will be 16 feet wide and 88 feet long with a 20 feet by 30 feet hammerhead turnaround. He indicated a row of arborvitae has been proposed for the bottom of the slope adjacent to the house on Kane Drive with the grading now pulled back ten feet from the property line. He indicated that the plan dated 8/25/16 shows the proposed changes and the new property line just approved. Mr. Hassett indicated that the proposed grading changes were reviewed favorably by the town's consulting engineer. He indicated there will be roof drywells and swales so that there will be no increase in rate or volume of runoff.

Ms. Harbottle said that Amory Engineers was comfortable with the previous plan and the new plan shows the grading to be pulled back ten feet. She recommends the Board ask for money to guarantee that the arborvitae are planted. She said the plan is acceptable for stormwater and for the common driveway. Mr. Limbacher asked if the grading was shifted in lieu of the wall discussed at the previous meeting. Mr. Hassett said the grading is ten feet from the lot line with a 3:1 slope which is acceptable for mowing. He said more of the foundation in the far right corner would be visible. Mr. Hassett confirmed that since the town's engineer reviewed the plans, the only changes were that the grade was pulled further back and a row of arborvitae were added.

Chairman Pritchard asked about the runoff. Mr. Hassett indicated that the flow is generally toward Kane Drive. He said there is a 6 inch deep swale in front of the stone wall on lot 4 to take water in the same flow direction. He indicated that the roof runoff will go to three sets of drywells so the rate and volume of runoff is not increased. Mr. Taylor inquired if the garage for lot 3 would change the calculations. Mr. Hassett said it wouldn't and the property line for lots 3 and 4 was changed so the garage would conform with the rear setback. Mr. Zaccardi indicated the stone wall would be a loose natural stone wall.

The Board questioned how the common driveway works as Lot 4 has use of its driveway to the end of the pavement and parking cannot block the common driveway. Chairman Pritchard observed that Lot 3 would generally be forced to the left part of the driveway. Ms. Harbottle indicated it would be hard for a fire truck to turn around. Mr. Hassett indicated there can be two way traffic on the sixteen foot wide common driveway and the delineation of the common driveway will not be visible in the

field. He offered that if a minor modification to the sticking out corner is necessary it can be done in the field and cross easements granted.

Mr. Zaccardi said there is a silt sock around the perimeter of the lot for erosion control. Ms. Harbottle said that the tree line shown on the plan needs to be corrected adjacent to Kane Drive as there are no trees there now. Mr. Hassett said they will let the area grow back to a natural condition and the only disturbance in the area is for the arborvitae. He said they will install a second silt sock at the limit of grading.

Ms. Burbine moved to approve the Site Plan Administrative Review for a Common Driveway for 182 – 186 First Parish Road Lots 3 and 4 for Peter Zaccardi/Tar Pouch Realty Trust with the following conditions:

1. Construction shall comply with a plan entitled Common Driveway Plan Lots 3 & 4 First Parish Road in Scituate, Massachusetts prepared by Morse Engineering Co., Inc. dated June 20, 2016 with revisions through *August 25, 2016*, except as they may be modified to meet the conditions below.
2. Conditions of the Stormwater Permit are hereby incorporated for the common driveway.
3. The applicant will provide a deposit of \$5,000 prior to the pre-construction conference to guarantee initial maintenance of the crushed stone trench basin, cleanup of the site and providing an as-built.
4. A copy of the Operation & Maintenance Plan for the stormwater management system will be provided to realtors marketing the lots shown on the plan with the intent to insure prospective purchasers of homes receive information on maintenance responsibilities prior to purchase. The Stormwater system shall be maintained in good condition in accordance with the approved Stormwater Permit plans and calculations.
5. If the plan must be modified, it shall be submitted to the Planning Board for a determination of a need for permit modification.
6. The Board is to be notified upon completion of construction. As built plans depicting the construction conditions of the common driveway, its utilities and stormwater facilities are required to ensure construction conforms to the approved plans.
7. The standard conditions for common driveways approved by the Planning Board after a public hearing on December 17, 2015 shall be included as conditions of this decision.
8. *The existing erosion control barrier of silt sock that is already there will be maintained until construction of the common driveway commences.*

The Board added the date of the latest plan to condition 1 and added condition 8. Mr. Limbacher seconded the modified motion. The motion was unanimously approved.

Ms. Burbine moved to approve the Stormwater Permit with revisions dated August 25, 2016 with the conditions noted below:

1. Any or all owners of the property or site contractors for grading, installation of utilities, installation of the foundations, driveways or site work shall be advised of this approval and these conditions.
2. Construction shall comply with Stormwater Permit Application for Administrative Review for Low Impact Projects, stormwater calculations and Stormwater management Plan Lots

2, 3 & 4 First Parish Road dated 6/13/16 with revisions through 8/19/16 by Morse Engineering Company, Inc. except as may be modified to conform to the conditions below. A copy of the approved plan shall be kept on the site at all times during construction.

3. Any plan changes or changes from the proposed materials shall be submitted to the Planning Board to determine if the changes are insignificant or require a permit modification through the Planning Board or Town Planner. The stormwater management system, grading or house locations shall not be changed without the prior written approval of the issuing authority. Failure to obtain written approval is a violation of the Town of Scituate General Bylaw and subject to fines included therein.
4. The applicant shall meet all of the requirements of the Building Dept., Board of Health, Conservation Commission, DPW, Fire Department, Board of Selectmen and other town agencies as well as all state and federal regulations.
5. The Planning Board shall receive written notification **within 48 hours** of any change in ownership of the property occurring during the construction phase. This includes individual lots.
6. Prior to any further land disturbance, the site shall be staked to show the houses and drainage improvements shown on the plan for each lot. Erosion control must be installed at this time. The slope between Lot 4 and 172 First Parish Rd., all slopes 3:1 or greater, or where erosion can reasonably be expected to occur, shall be stabilized with jute matting or similar surface erosion control when water is not available. In locations where silt fence is shown, straw wattle shall be substituted. *A second length of silt sock shall be added across the tree line along the southeast side of the lot, in front of where the arborvitae will be planted.* **The Town Planner shall be notified by the owner or owner's representative 48 hours in advance of any permit being requested so an inspection can occur.**
7. **Stabilized construction entrances shall be installed prior to any work on the site and shall be maintained throughout construction to prevent sediment from reaching the road. The stabilized construction entrances shall be as described in the Stormwater Permit Application. All other erosion control shall be installed per the permit and shall also be maintained throughout construction. The Town Planner shall be notified when installation of the construction entrance is complete. If any building permit is being requested this notification shall occur 48 hours in advance of an inspection.**
8. Additional erosion control, such as silt fence and/or haybales placed **prior** to a precipitation event, may be needed to prevent sediment from reaching the road, adjacent properties or downstream wetland resources during construction.
9. No on-street parking or loading or unloading of construction equipment or vehicles shall be permitted during construction.
10. The proposed roof drywells may be in areas of fill. The contractor must excavate test pits, witnessed by a licensed soil evaluator, at each drywell system to verify separation to groundwater. The soil logs for the required test holes should be submitted to the Planning Office

prior to installation to verify that the 2 feet separation to the groundwater occurs. The groundwater elevation, the bottom elevation of the drywells and the drywells shall be shown on the as-built plans submitted to the Planning Office.

11. Construction inspections will be provided as follows:

- a. All inspections for the Town shall be performed by the Town Planner or a designated representative. All inspections shall be documented with written reports that describe compliance with the approved plan(s) and supporting application documents and construction specifications. Any variations shall be noted.
- b. The Town Planner will be notified for the purpose of inspecting the work 48 hours prior to:
  - i. Staking,
  - ii. Rough grading of the site including swales,
  - iii. Installation of roof drywell systems, and
  - iv. Finish grading.

**The Town Planner shall be notified when installation is complete.**

Work shall be subject to removal if necessary inspections are not requested. Grass swale construction/grading is critical to insure stormwater is collected and conveyed as designed. **Spot grades shall be performed during rough grading and finish grading to insure any swales will drain and no standing water will be present.**

- c. The Town Planner shall be notified upon completion of each lot for an inspection to determine compliance with the conditions prior to issuing a Certificate of Completion (COC) indicating that the project has been completed in compliance with the conditions set forth in the Stormwater Permit and Bylaw.
12. The applicant will provide a deposit of \$5,000 prior to (*application for the first building permit*) the first construction inspection to guarantee that site inspections will occur as conditioned, the as-built plan will be provided and construction will be completed and will be in accordance with the approved plan. The \$5,000 will be held until as-builts are provided to the Board for all three lots. As-builts must be provided on a lot by lot basis prior to Certificates of Occupancy. A full Certificate of Completion will be given when all three lots are completed.
13. The owner shall hire a qualified landscaper to perform the inspectional maintenance requirements prescribed in the Long Term Operation and Maintenance Plan of the Stormwater Report, attached to the Stormwater Permit, who shall serve as and be referred to as “inspector”. The inspector must have at least ten years of experience in the care and maintenance of lawn and plantings specified as part of the stormwater management systems and in conducting inspectional services of drywell systems and other components of the Stormwater Management System as described in the Stormwater Permit Application. All inspections and reporting shall be as per the Long Term Operations and Maintenance

Plan.

14. Prior to issuance of an occupancy permit for each lot, the registered professional engineer who designed the system shall inspect the lot and certify with his signature and stamp to the Planning Board and Building Commissioner that any variation in grade and construction from the original plan is insignificant and does not alter in any way the drainage calculations, the function of the stormwater system or the rate of volume of the stormwater flowing to abutting properties. All claims of insignificant changes must be supported by as-built surveys and **prior** documentation of Condition 3.
15. An As-Built Plans stamped by a registered surveyor and the registered professional engineer who designed the system shall be submitted to the Planning Board within ten days of completion of the work. This plan shall include the construction conditions of the stormwater management system, grading, houses and driveways. The As-Built Plan must be submitted prior to obtaining a Certificate of Completion for the Stormwater Permit and it must be found in compliance with the approved permit. All grading and landscaping must be complete prior to the as-built submittal. The Certificate of Completion must be issued prior to return of the cash construction guarantee deposit.
16. This Stormwater Permit must be recorded at the Registry of Deeds against all three lots. Recording information must be provided to the Planning Office prior to **any** work commencing on the site. Failure to record the Stormwater Permit is a violation of the permit and subject to fines included in the Town of Scituate General Bylaws.
17. Copies of this approval and the approved Stormwater Permit plan shall be provided to subsequent owners.
18. Underground irrigation systems are prohibited from connecting to the town's water distribution system or in any manner using municipal water. All irrigation systems installed must be supplied by on-site sources at the expense of the property owner. Violations of this policy shall result in a fine to the property owner, with an equal fine levied on the installer of the system.
19. The homeowners are encouraged to use organic pesticides, herbicides and fertilizers. These may be found through the through the Northeast Organic Farming Association (NOFA) list of certified landscape professionals, available on the website <http://nofa.organiclandcare.net/aolcp-search> or similar. Pesticides and herbicides shall be used sparingly as directed. If professional application is used, pesticides shall be applied by a professional applicator licensed under the Massachusetts Department of Agriculture. Fertilizers, herbicides, pesticides and hazardous materials should be stored inside, on an impervious surface, in quantities no greater than necessary for household use. Where outside storage is necessary, covered containers must be used.
20. The arborvitae between Lot 4 and 172 First Parish Rd. shall be Green Giant cultivar, 5' to 6' in height at planting and shall be planted 4 to 5 feet on center during the first fall or spring season when watering bans have been lifted. A deposit of \$2,675 shall be provided to

guarantee planting.

Ms. Harbottle suggested adding the italicized language in condition 6 as Mr. Hassett had agreed to it. She asked the Board what they wanted for the timing on condition 12. The Board determined prior to the first building permit is preferable than before the first construction inspection. Mr. Limbacher seconded the modified motion. Motion was unanimously approved.

**Site Plan Waiver – Scituate Dog Park – 167 Driftway**  
**Assessor's Map/Block/Lot**  
**Applicant/Owner: Town of Scituate**

**Documents**

- Application for Site Plan Waiver for Scituate Dog Park with Schematic Site Plan dated 8/18/16 by Morse Engineering
- Information on Scituate Dog Park
- Email to the Board dated 8/24/16 with Board of Health and Water Division comments on the Dog Park

Adrienne Rowles, President of Friends of Scituate Dog Park and Dennis Moran, engineer were present for the applicant. Ms. Rowles indicated that she provide a site plan and application for a Site Plan Waiver to construct a dog park at 167 Driftway. She said the cost of the park would be approximately \$300,000 with 90% of the cost coming from a dog park foundation and 10% hopefully coming from the CPC. She said the foundation will not approve any funds until the project is approved by the Town and they have filed an application with the CPC. Ms. Rowles indicated that the Town Administrator will be named on the foundation application per their requirements.

Ms. Rowles indicated the site is 2 acres and ½ acre would be for small dogs, 1 acre would be for large dogs and there would be parking for 20 cars. She said there would be a 6 to 8 foot black vinyl chain link fence around the dog park with a double gate for entry. She said there would most likely be a sliding gate. She indicated that there would be a concrete walk around the park to provide for handicap accessibility. Ms. Rowles said that water and electricity would be needed.

Ms. Harbottle indicated that New Bedford and Kingston are building dog parks. She said both will have areas for large and small dogs. She indicated that New Bedford's will have 14 to 15 parking spaces so that 20 seems about right for Scituate so there is no parking on Driftway. She indicated the Conservation agent would like to see the wetlands delineated as work is just out of the 50 foot wetland buffer. Ms. Harbottle said there has been some discussion about having a gravel parking area to keep costs down and the survey is valuable to see how the site relates to Go Green and the bike path. She indicated that the Board of Health is concerned about waste pick-up as the site is in a Zone II.

Ms. Burbine indicated that Mr. Vogel's memo was good. Mr. Vogel summarized that since it will be a public facility two means of egress must be provided, the gates must swing out and be compatible with Architectural Access Board regulations, barrier free access must be provided, a tail should be put on the parking area for ease of backing out of the last two spaces, the fence should be black vinyl coated and plumbing and electrical permits will be needed. Ms. Burbine asked about the source of water and where water would be brought into the site. Ms. Rowles indicated they would like to have an enclosed locked area for washing dogs and water will be needed for dogs to drink.

She suggested they could perhaps tap off the Go Green line. Chairman Pritchard indicated a rough layout is needed for the Board to see where electric and water will come from. Ms. Rowles suggested that nominal lighting is needed and it could be solar lighting or methane lantern lighting supplied from dog waste or from the windmill.

Mr. Moran said the plan now is conceptual and they are in the process of hiring Morse Engineering to do surveying and engineering. He said that they need a reason to go forward. Chairman Pritchard reiterated that more firm design elements are needed prior to the Board making a decision. Mr. Limbacher asked if the site would be clear cut. Ms. Rowles said the site is mostly scrub and they hope to keep some trees. She said that the maintenance including snow removal would be done through the Friends of Scituate Dog Park as it is a 501 C3 entity. She indicated that the dog park is a year round operation with hours from early morning until probably 10:00 pm at night. She said the lights would be "green" in response to Mr. Limbacher's question if the lights would be on a timer. Ms. Rowles also indicated there would be no porta-potties for the location. Chairman Pritchard expressed his desire that the chain link fence not be eight feet if not needed and would like to see the sight lines as Driftway is a busy road. Mr. Moran said there is no trouble with visibility. Jeff Hassett of Morse Engineering said that they can do a calculation to show the sight distance. Chairman Pritchard said how fast the traffic goes by, pedestrian traffic on the walk and signage must be considered.

Ms. Rowles indicated that rules for the dog park will be posted and there will be ample waste stations for pet waste and trash will be removed by a private contractor. Ms. Harbottle said that the Health Agent is concerned about the pet waste. Ms. Rowles said it will not be an issue as the park will be self-policing and the violators will be known. She said there will be multiple pet waste containers that are similar to hazardous waste containers and waste will be in individual plastic bags. She indicated they will be following the model of the Wellington, Florida dog park. Chairman Pritchard asked who controls access. Ms. Rowles said there will be staff volunteers and the Animal Control Officer. She said there are ways to electronically have a locking facility. Ms. Harbottle asked what amenities would be available for the dogs. Ms. Rowles said there won't be dog jumps etc. initially. She said fundraising at a later date may be an option. She said benches and dog waste disposal bags will be donated.

Mr. Moran indicated there will be some regrading of the site and they will know more after the topography is obtained. Ms. Rowles said they hope to keep the area as open as possible and there will be grass which will not be maintained by the Town. She said there is a 30 foot vegetated buffer to the street and they will bring in water trucks if needed for lawn watering. Mr. Taylor asked if there was any thought to connect the dog park to the conservation trails. Ms. Rowles said that would be ideal. Chairman Pritchard asked who insures the park. Ms. Rowles indicated that the Town Administrator said it would fall under the Town. The Board agreed that more information is needed before a decision. Ms. Rowles asked if the Selectmen need to vote before the Town Meeting and before the Planning Board. The Board indicated they did not. Ms. Rowles asked if just the handicap spaces could be asphalt. Mr. Vogel thought that was possible. Discussion was continued until September 22, 2016.

**Form A – 90 Ann Vinal Road**

**Assessor's Map/Block/Lot 27-6-1**

**Applicant/Owner: Steven D. Curtis & William G. Curtis, Trs, Curtis Realty Trust**

**Documents**



- Application and Plan of Land in the Town of Scituate, MA 90 Ann Vinal Road prepared by Ross Engineering Co., Inc. for Curtis Realty Trust dated 7/26/16
- Email from William G. Curtis Jr. allowing Ross Engineering to be their agent
- Email from Steven D. Curtis and William Curtis authorizing Ross Engineering to be their agent
- Trust Certificate for Curtis Realty Trust

JD Gibbs of Ross Engineering was present for the applicant. He indicated his client wishes to create one Form A lot with access and frontage on Ann Vinal Road. He said the remaining acreage is about 28 acres. Ms. Harbottle said that if they are thinking about different development alternatives, a road can still be located opposite Pleasant Street. She said the one lot plan has access and frontage and can be endorsed.

Ms. Burbine moved to endorse as Approval Not Required a Plan of Land in the Town of Scituate, MA 90 Ann Vinal Road prepared by Ross Engineering Co., Inc. for applicant Steven D. Curtis & William G. Curtis Jr Trustees, Curtis Realty Trust dated 7-26-16 as the division of land is not a subdivision because Lot 1 and Lot 2 as shown on the plan have access and frontage on Ann Vinal Road, a public way, as required by the zoning bylaw. Mr. Limbacher seconded the motion. Motion was unanimously approved.

#### **Form A – 105 Hatherly Road**

#### **Endorse Residential Compound Development Special Permit Plans – 105 Hatherly Rd**

#### **Assessor's Map/Block/Lot 39-6-16, 16A and 17**

#### **Applicant/Owner: Diamond Development Realty Trust**

#### **Documents**

- 12 mylars for Special Permit Plan Residential Compound Development 101, 103 & 105 Hatherly Road and one mylar for Land Court being a division of Lot 941 LC Plan 3301-N

Steve Bjorklund was present for the applicant. He said that the Form A Plan is needed as the property is land courted. He said the Form A plan is really the thirteenth sheet in the Residential Compound Development set and it is needed to transfer the lots. He indicated the Land Court Form A will be recorded in Boston and the other 12 sheets will be recorded in Plymouth. He said the Land Court Plan eventually makes its way to Plymouth.

Ms. Burbine moved that the Planning Board endorse the plans for the Residential Compound Development special permit entitled Special Permit Plan A Residential Compound Development at 101, 103 and 105 Hatherly Road in Scituate MA prepared by Ross Engineering Co., Inc. consisting of twelve (12) sheets dated April 22, 2016 with revisions through August 1, 2016, with no building permit to be issued until all the items described in the Planning Board's special permit approval, condition #25, are included in the Homeowners' Association documents. Mr. Limbacher seconded the motion. After further discussion about the number of sheets and the date and when the plans were to be released, Ms. Burbine moved that the Planning Board endorse the plans for the Residential Compound Development special permit entitled Special Permit Plan A Residential Compound Development at 101, 103 and 105 Hatherly Road in Scituate MA prepared by Ross Engineering Co., Inc. consisting of thirteen (13) sheets dated April 22, 2016 with revisions through August 1, 2016, with no building permit to be issued until all the items described in the Planning Board's special permit approval, condition #25, are included in the Homeowners' Association documents. Mr. Limbacher seconded the modified motion. Motion was unanimously approved.

## **Town Planner Report**

Ms. Harbottle reported that she has received on price for a consultant to review the façade for 50 Country Way. She said that Wendy Fonteiro will do it for around \$1,000.00. She said that she did not receive quotes from any other consultants. Ms. Burbine moved to spend up to \$1,500 for the consultant to review the historic façade of the Wetherbee Building for 50 Country Way. Mr. Limbacher seconded the motion. Motion was unanimously approved.

## **Liaison Reports**

Ms. Burbine reported that at the CPC meeting she advised the proponents of the proposed Roach Field parking expansion that they would need to come to the Planning Board for Site Plan Review. She said they propose about a twenty car expansion at the field located at Clifton and Beaver Dam Roads. She advised them to talk to abutters as access from Beaver Dam Road will be an issue. Mr. Vogel questioned why they don't move the field and park away from the slope.

Ms. Burbine also reported that the EDC signage is coming along. She said that Ted Brovitz presented a visioning plan to the EDC and he will be coming to the Planning Board in September.

## **Old Business and New Business**

### **Documents**

- Email to Board dated 8/19/16 from Laura Harbottle with 50 Country Way Wetherbee Report and explanation of 105 Hatherly Road Form A Land Court Plan.
- Email to Board dated 8/19/16 from Laura Harbottle with draft agenda for 8-25-16 and 90 Ann Vinal Rd ANR materials
- Email to Board dated 8/23/16 from Laura Harbottle with Stormwater Permit for Mann Lot-Creelman, decision for 11 Elm Park Lot 2 Stormwater Permit, Decision for 260 First Parish Road Stormwater Permit and dog park information
- Email to Board dated 8/23/16 from Laura Harbottle with Planning Board agenda for 8-25-16

These items were distributed to the Board electronically.

Mr. Vogel moved to adjourn the meeting at 9:35 p.m. Ms. Burbine seconded the motion. Motion was unanimously approved.

Respectfully submitted,

Karen Joseph  
Planning Board Secretary

Ann Burbine, Clerk  
9-22-16  
Date Approved